



**Photo 30: Product Containers in Basement of Building 5**



**Photo 31: Used Product Drum in Basement of Building 5**



**Photo 32: Sump and Discharge Pumps in Basement of Building 5**



**Photo 33: Discharge Pipes (White) from Building 5 Basement Sump. Discharge to Storm Sewer (Foreground) and from There to the River.**



**Photo 34: Sheeter Blade Cleaning Solvent Drum in Storage Cabinet in Building 1B**



**Photo 35: Water Based Ink Wash Sink in Building 1A**

## APPENDIX B: Government Records Search

**Spinnaker Coatings Plant #1**

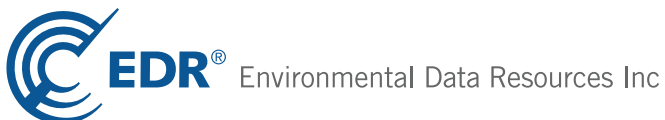
518 East Water Street

Troy, OH 45373

Inquiry Number: 3222629.2s

December 12, 2011

# The EDR Radius Map™ Report with GeoCheck®



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***Thank you for your business.***  
Please contact EDR at 1-800-352-0050  
with any questions or comments.

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## EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-05) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

### TARGET PROPERTY INFORMATION

#### ADDRESS

518 EAST WATER STREET  
TROY, OH 45373

#### COORDINATES

Latitude (North): 40.038100 - 40° 2' 17.2"  
Longitude (West): 84.197000 - 84° 11' 49.2"  
Universal Transverse Mercator: Zone 16  
UTM X (Meters): 739153.1  
UTM Y (Meters): 4435540.5  
Elevation: 822 ft. above sea level

#### USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map: 40084-A2 TROY, OH  
Most Recent Revision: 1984

#### AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from: 2009, 2010  
Source: USDA

### TARGET PROPERTY SEARCH RESULTS

The target property was identified in the following records. For more information on this property see page 7 of the attached EDR Radius Map report:

Site	Database(s)	EPA ID
SPINNAKER COATING LLC 518 E WATER STREET TROY, OH 45373	SPILLS NPDES	N/A
SPINNAKER COATING LLC 518 EAST WATER STREET TROY, OH 45373	AIRS	N/A
BROWN-BRIDGE CORPORATION 518 E WATER ST TROY, OH 45373	RCRA-TSDF CORRACTS RCRA-SQG FINDS DERR Activity: RR	OHD088648282

## EXECUTIVE SUMMARY

KIMBERLY CLARK 518 EAST WATER STREET TROY, OH 45373	FINDS SPILLS	N/A
ENVIRONMENTAL TECHNOLOGY GROUP * 518 E WATER ST TROY, OH 45373	FINDS	N/A
518 EAST WATER STREET EAST END OF 518 EAST WATER STREET EAST END OF PROPERTY TROY, OH 45373	ERNS	N/A
518 E WATER ST 518 E WATER ST TROY, OH 45373	ERNS	N/A

### **DATABASES WITH NO MAPPED SITES**

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

### **STANDARD ENVIRONMENTAL RECORDS**

#### ***Federal NPL site list***

NPL LIENS..... Federal Superfund Liens

#### ***Federal Delisted NPL site list***

Delisted NPL..... National Priority List Deletions

#### ***Federal CERCLIS list***

FEDERAL FACILITY..... Federal Facility Site Information listing

#### ***Federal CERCLIS NFRAP site List***

CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

#### ***Federal RCRA generators list***

RCRA-LQG..... RCRA - Large Quantity Generators  
RCRA-CESQG..... RCRA - Conditionally Exempt Small Quantity Generator

#### ***Federal institutional controls / engineering controls registries***

US ENG CONTROLS..... Engineering Controls Sites List

## EXECUTIVE SUMMARY

US INST CONTROL..... Sites with Institutional Controls

### ***State- and tribal - equivalent CERCLIS***

SHWS..... This state does not maintain a SHWS list. See the Federal CERCLIS list and Federal NPL list.

### ***State and tribal landfill and/or solid waste disposal site lists***

SWF/LF..... Licensed Solid Waste Facilities

### ***State and tribal leaking storage tank lists***

UNREG LTANKS..... Ohio Leaking UST File

INDIAN LUST..... Leaking Underground Storage Tanks on Indian Land

### ***State and tribal registered storage tank lists***

UST..... Underground Storage Tank File

INDIAN UST..... Underground Storage Tanks on Indian Land

FEMA UST..... Underground Storage Tank Listing

### ***State and tribal institutional control / engineering control registries***

ENG CONTROLS..... Sites with Engineering Controls

INST CONTROL..... Sites with Institutional Engineering Controls

HIST ENG CONTROLS..... Operation & Maintenance Agreements Database

HIST INST CONTROLS..... Institutional Controls Database

### ***State and tribal voluntary cleanup sites***

INDIAN VCP..... Voluntary Cleanup Priority Listing

VCP..... Voluntary Action Program Sites

### ***State and tribal Brownfields sites***

BROWNFIELDS..... Ohio Brownfield Inventory

## **ADDITIONAL ENVIRONMENTAL RECORDS**

### ***Local Brownfield lists***

US BROWNFIELDS..... A Listing of Brownfields Sites

### ***Local Lists of Landfill / Solid Waste Disposal Sites***

DEBRIS REGION 9..... Torres Martinez Reservation Illegal Dump Site Locations

ODI..... Open Dump Inventory

HIST LF..... Old Solid Waste Landfill

SWRCY..... Recycling Facility Listing

INDIAN ODI..... Report on the Status of Open Dumps on Indian Lands

### ***Local Lists of Hazardous waste / Contaminated Sites***

US CDL..... Clandestine Drug Labs

## EXECUTIVE SUMMARY

CDL..... Clandestine Drug Lab Locations  
US HIST CDL..... National Clandestine Laboratory Register

### ***Local Lists of Registered Storage Tanks***

ARCHIVE UST..... Archived Underground Storage Tank Sites

### ***Local Land Records***

LIENS 2..... CERCLA Lien Information  
LUCIS..... Land Use Control Information System

### ***Records of Emergency Release Reports***

HMIRS..... Hazardous Materials Information Reporting System

### ***Other Ascertainable Records***

DOT OPS..... Incident and Accident Data  
DOD..... Department of Defense Sites  
FUDS..... Formerly Used Defense Sites  
CONSENT..... Superfund (CERCLA) Consent Decrees  
ROD..... Records Of Decision  
UMTRA..... Uranium Mill Tailings Sites  
MINES..... Mines Master Index File  
TRIS..... Toxic Chemical Release Inventory System  
TSCA..... Toxic Substances Control Act  
FTTS..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)  
HIST FTTS..... FIFRA/TSCA Tracking System Administrative Case Listing  
SSTS..... Section 7 Tracking Systems  
ICIS..... Integrated Compliance Information System  
PADS..... PCB Activity Database System  
MLTS..... Material Licensing Tracking System  
RADINFO..... Radiation Information Database  
RAATS..... RCRA Administrative Action Tracking System  
TOWNGAS..... DERR Towngas Database  
UIC..... Underground Injection Wells Listing  
DRYCLEANERS..... Drycleaner Facility Listing  
USD..... Urban Setting Designation Sites  
HIST USD..... Urban Setting Designations Database  
INDIAN RESERV..... Indian Reservations  
SCRD DRYCLEANERS..... State Coalition for Remediation of Drycleaners Listing  
COAL ASH EPA..... Coal Combustion Residues Surface Impoundments List  
PCB TRANSFORMER..... PCB Transformer Registration Database  
COAL ASH DOE..... Sleam-Electric Plan Operation Data  
FINANCIAL ASSURANCE..... Financial Assurance Information Listing  
CRO..... Cessation of Regulated Operations Facility Listing  
COAL ASH..... Coal Ash Disposal Site Listing

### **SURROUNDING SITES: SEARCH RESULTS**

Surrounding sites were identified in the following databases.

## EXECUTIVE SUMMARY

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.

Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

### **STANDARD ENVIRONMENTAL RECORDS**

#### ***Federal NPL site list***

NPL: Also known as Superfund, the National Priority List database is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. The source of this database is the U.S. EPA.

A review of the NPL list, as provided by EDR, and dated 06/30/2011 has revealed that there is 1 NPL site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>EAST TROY CONTAMINATED AQUIFER</i></b>	<b><i>EAST TROY ALONG WEST BAN 1/4 - 1/2 (0.386 mi.)</i></b>		<b><i>18</i></b>	<b><i>33</i></b>

Proposed NPL: Proposed NPL sites . The source of this database is the U.S. EPA.

A review of the Proposed NPL list, as provided by EDR, and dated 06/30/2011 has revealed that there is 1 Proposed NPL site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>EAST TROY CONTAMINATED AQUIFER</i></b>	<b><i>EAST TROY ALONG WEST BAN 1/4 - 1/2 (0.386 mi.)</i></b>		<b><i>18</i></b>	<b><i>33</i></b>

#### ***Federal CERCLIS list***

CERCLIS: The Comprehensive Environmental Response, Compensation and Liability Information System contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

A review of the CERCLIS list, as provided by EDR, and dated 02/25/2011 has revealed that there is 1 CERCLIS site within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b><i>EAST TROY CONTAMINATED AQUIFER</i></b>	<b><i>EAST TROY ALONG WEST BAN 1/4 - 1/2 (0.386 mi.)</i></b>		<b><i>18</i></b>	<b><i>33</i></b>

## EXECUTIVE SUMMARY

### ***Federal RCRA generators list***

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 06/15/2011 has revealed that there are 2 RCRA-SQG sites within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>WALTZS CLEANERS</b>	<b>432 E MAIN ST</b>	<b>WSW 0 - 1/8 (0.118 mi.)</b>	<b>8</b>	<b>19</b>
<b>HOBART CABINET CO</b>	<b>301 E WATER ST</b>	<b>WNW 1/8 - 1/4 (0.170 mi.)</b>	<b>B11</b>	<b>23</b>

### ***State- and tribal - equivalent CERCLIS***

DERR: The DERR database is an index of sites for which Ohio EPA maintains files. It includes sites with known or suspected contamination, but a site's inclusion in the database does not mean that it is now or has ever been contaminated.

A review of the DERR list, as provided by EDR, and dated 08/22/2011 has revealed that there are 8 DERR sites within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TROY WELL FIELD UNKNOWN SOURCE Activity: SA, RR	300 E STAUNTON RD	NNE 1/4 - 1/2 (0.337 mi.)	14	28
<b>IVEX CORP</b>	<b>421 S UNION ST</b>	<b>SSW 1/4 - 1/2 (0.440 mi.)</b>	<b>D21</b>	<b>43</b>
TROSTEL PARK LANDFILL	635 S UNION ST	SSW 1/2 - 1 (0.609 mi.)	27	52
<b>HOBART BROTHERS</b>	<b>600 W MAIN ST</b>	<b>WNW 1/2 - 1 (0.693 mi.)</b>	<b>28</b>	<b>52</b>
<b>LOUIS HARBOR</b>	<b>801-809 S. WALNUT STREE</b>	<b>SW 1/2 - 1 (0.697 mi.)</b>	<b>29</b>	<b>53</b>
<b>HOBART CORP TROY SUNSHADE CO D</b>	<b>750 LINCOLN AVE</b>	<b>WSW 1/2 - 1 (0.813 mi.)</b>	<b>31</b>	<b>56</b>
<b>DELTECH POLYMERS CORP</b>	<b>1250 S. UNION ST.</b>	<b>SSW 1/2 - 1 (0.877 mi.)</b>	<b>32</b>	<b>61</b>
<u>Lower Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
DYE MILL RD LANDFILL	DYE MILL RD	SE 1/2 - 1 (0.788 mi.)	30	55

### ***State and tribal leaking storage tank lists***

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Commerce Division of State Fire Marshal's List of Reported Petroleum Underground Storage Tank Release Incidents.

A review of the LUST list, as provided by EDR, and dated 10/18/2011 has revealed that there are 12 LUST sites within approximately 0.5 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>ERWIN CHRYSLER-PLYMOUTH DODGE,</b>	<b>120 E MAIN ST</b>	<b>WNW 1/4 - 1/2 (0.282 mi.)</b>	<b>12</b>	<b>26</b>
FR Status: Inactive FR Status: NFA: No Further Action				
Facility Status: Inactive FR Status: NFA: No Further Action				

## EXECUTIVE SUMMARY

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<b>MIAMI SHORES GOLF COURSE</b> FR Status: Inactive FR Status: NFA: No Further Action Facility Status: Inactive FR Status: NFA: No Further Action	<b>402 E STAUNTON RD</b>	<b>NNE 1/4 - 1/2 (0.336 mi.)</b>	<b>13</b>	<b>27</b>
<b>ACTION GBW, INC.</b> FR Status: Inactive FR Status: NFA: No Further Action Facility Status: Inactive FR Status: NFA: No Further Action	<b>201 E STAUNTON RD</b>	<b>N 1/4 - 1/2 (0.350 mi.)</b>	<b>15</b>	<b>28</b>
<b>TROY CENTRAL OFFICE</b> FR Status: Inactive FR Status: NFA: No Further Action Facility Status: Inactive FR Status: NFA: No Further Action	<b>17-19 S MARKET</b>	<b>WNW 1/4 - 1/2 (0.359 mi.)</b>	<b>16</b>	<b>30</b>
<b>COUNTRY JUNCTION</b> FR Status: Active FR Status: CON: a release is confirmed Facility Status: Active FR Status: CON: a release is confirmed	<b>229 S MULBERRY ST</b>	<b>WSW 1/4 - 1/2 (0.361 mi.)</b>	<b>17</b>	<b>32</b>
<b>TROY FIRE DEPT</b> FR Status: Inactive FR Status: NFA: No Further Action Facility Status: Inactive FR Status: NFA: No Further Action	<b>18 E CANAL ST</b>	<b>W 1/4 - 1/2 (0.404 mi.)</b>	<b>C19</b>	<b>39</b>
<b>DUTCHS SERVICE INC</b> FR Status: Active FR Status: NRC: No response to NCR letter sent Facility Status: Active FR Status: NRC: No response to NCR letter sent	<b>206 S MARKET ST</b>	<b>W 1/4 - 1/2 (0.417 mi.)</b>	<b>C20</b>	<b>40</b>
<b>L&amp;CP CORP</b> FR Status: Inactive FR Status: NFA: No Further Action Facility Status: Inactive FR Status: NFA: No Further Action	<b>421 S UNION ST</b>	<b>SSW 1/4 - 1/2 (0.440 mi.)</b>	<b>D22</b>	<b>44</b>
<b>FORMER AVEY SERVICE</b> FR Status: Inactive FR Status: NFA: No Further Action Facility Status: Inactive FR Status: NFA: No Further Action	<b>430 S CRAWFORD</b>	<b>SW 1/4 - 1/2 (0.441 mi.)</b>	<b>23</b>	<b>45</b>
<b>TROY BAPTIST CHURCH</b> FR Status: Inactive FR Status: NFA: No Further Action Facility Status: Inactive FR Status: NFA: No Further Action	<b>691 STAUNTON RD</b>	<b>NE 1/4 - 1/2 (0.448 mi.)</b>	<b>24</b>	<b>46</b>
<b>EASTSIDE MINI MART</b> FR Status: Active FR Status: CON: a release is confirmed Facility Status: Active FR Status: CON: a release is confirmed	<b>1314 E MAIN ST</b>	<b>SE 1/4 - 1/2 (0.457 mi.)</b>	<b>25</b>	<b>47</b>
<b>RIVER CORRIDOR OFFICE</b> FR Status: Inactive FR Status: NFA: No Further Action Facility Status: Inactive FR Status: NFA: No Further Action	<b>209 W WATER ST</b>	<b>WNW 1/4 - 1/2 (0.466 mi.)</b>	<b>26</b>	<b>51</b>

### ADDITIONAL ENVIRONMENTAL RECORDS

#### ***Other Ascertainable Records***

RCRA-NonGen: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA-NonGen list, as provided by EDR, and dated 06/15/2011 has revealed that there is

## EXECUTIVE SUMMARY

1 RCRA-NonGen site within approximately 0.25 miles of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
<i>SPEEDWAY 1030</i>	<i>801 N MAIN ST</i>	<i>SSE 1/8 - 1/4 (0.154 mi.)</i>	<i>9</i>	<i>21</i>

### EDR PROPRIETARY RECORDS

#### ***EDR Proprietary Records***

Manufactured Gas Plants: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

A review of the Manufactured Gas Plants list, as provided by EDR, has revealed that there is 1 Manufactured Gas Plants site within approximately 1 mile of the target property.

<u>Equal/Higher Elevation</u>	<u>Address</u>	<u>Direction / Distance</u>	<u>Map ID</u>	<u>Page</u>
TROY GAS COMPANY	EAST WATER AND CLAY STR	WNW 1/8 - 1/4 (0.156 mi.)	B10	23

## EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 18 records.

<u>Site Name</u>	<u>Database(s)</u>
PLANT 16	PCB TRANSFORMER
PLANT 16	PCB TRANSFORMER
PLANT 16	PCB TRANSFORMER
PLANT 16	PCB TRANSFORMER
TROSTEL PARK LDFL UNION STREET LDF	CERC-NFRAP
TROY RR DEPOT	CERC-NFRAP, DERR
MIAMI COUNTY SOLID WASTE & RECYCLI	FINDS, SWF/LF
TROY FORD, INC.	LUST, UST
ERWIN CHRYSLER-PLYMOUTH DODGE, I	LUST, UST
ELIZABETH ELEM SCHOOL	LUST, UST
CITY TRANSFER & STORAGE CO	RCRA-NonGen, FINDS
ODOT MIAMI COUNTY GARAGE	RCRA-CESQG
PARKING LOT ON WATER ST. BROWN BRI	ERNS
TROY SOUTH PLANT	FINDS
TROY NORTH PLANT	FINDS
TROY WATER PLANT	SPILLS
TROY DRINKING WATER PLANT	SPILLS
TROY GAS COMPANY	TOWNGAS